

## Sales Summary/Commission Sheet

### Listing Information

MLS#: 4877156  
82 Brooklyn Street  
Morristown, VT 05661

### Buyer's Information

Richard Paddock & Genevieve Laroque

### Seller's Information

Scott Stancliff & Serena Stancliff  
82 Brooklyn Street  
Morrisville, VT 05661

### Participant Information

**Listing Agent:** Monica Heath  
**Selling Agent:** Whitney Brown

**Office:** Pall Spera Company Realtors: Morrisville  
**Office:** New Leaf Real Estate

### Transaction Information

Sale Price: \$390,500.00  
Close Date: 04/06/2022  
Commission Rate: 5.5%  
Total Transaction Commission: \$21,477.50

Concession Notes:  
Assisting Agent: None  
Agent Assist Fee: \$0.00

Any Concessions: No  
Concessions Amount: \$0.00  
Amt. Rec'd by PSCO: \$10,738.75  
LD Fee: No  
Referral Fee Paid To:  
Amt. of Ref: \$0.00  
Contract Notes:

### Reimbursements

# Closing Disclosure

## Closing Information

**Date Issued** 04/04/22  
**Closing Date** 04/06/22  
**Disbursement Date** 04/06/22  
**Settlement Agent** Bauer Gravel Farnham, LLP  
**File #** PADDOCKRICHARD2  
**Property** 82 Brooklyn Street  
 Morrisville, VT 05661

**Sale Price** \$ 390,500.00

## Transaction Information

**Buyer** Richard Charles Paddock II and Genevieve Anne Larocque  
 3156 W Street  
 Sacramento, CA 95817  
**Seller** Scott Standliff and Serena Desjarlais

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$ 392,832.44</b>
01 Sale Price of Property	\$ 390,500.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07 Fuel Proration	\$ 686.12
08 Bags of Pellets	\$ 400.00

### Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	04/06/22 to 07/01/22	\$ 1,246.32
10 School Taxes		
11 Village Taxes		
12		
13		
14		
15		
16		

### N. Due from Seller at Closing

<b>N. Due from Seller at Closing</b>	<b>\$ 24,851.55</b>
01 Excess Deposit	
02 Closing Costs Paid at Closing (I)	\$ 24,436.29
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13 Final Water & Electric Bill	\$ 415.26

### Adjustments for Items Unpaid by Seller

14 City/Town Taxes	
15 School Taxes	
16 Village Taxes	
17	
18	
19	

### CALCULATION

Total Due to Seller at Closing (M)	\$ 392,832.44
Total Due from Seller at Closing (N)	\$ 24,851.55
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$ 367,980.89</b>

## Contact Information

### REAL ESTATE BROKER (B)

<b>Name</b>	New Leaf Real Estate
<b>Address</b>	75 Highbridge Road Fairfax, VT 05454
<b>VT License ID</b>	083.0650344-MAIN
<b>Contact</b>	Whitney Brown
<b>Contact VT License ID</b>	082.0134236
<b>Email</b>	whitney@newleafrealestatevt.com
<b>Phone</b>	(802)793-8368

### REAL ESTATE BROKER (S)

<b>Name</b>	Pall Spera Morrisville
<b>Address</b>	PO Drawer 507 Morrisville, VT 05661
<b>VT License ID</b>	083.0001361
<b>Contact</b>	Monica Heath
<b>Contact VT License ID</b>	082.0129225
<b>Email</b>	monica.heath@pallspera.com
<b>Phone</b>	

### SETTLEMENT AGENT

<b>Name</b>	Bauer Gravel Farnham, LLP
<b>Address</b>	401 Water Tower Circle, Suite 101 Colchester, VT 05446
<b>VT License ID</b>	
<b>Contact</b>	Daniel N. Farnham, Esq.
<b>Contact VT License ID</b>	2935
<b>Email</b>	BGFdosings@vtlawoffices.com
<b>Phone</b>	(802)879-6323

## Confirm Receipt

  
 Scott Standliff

  
 Serena Desjarlais

## Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
<b>A. Origination Charges</b>			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
<b>B. Services Borrower Did Not Shop For</b>			
01			
02			
03			
04			
05			
06			
07			
08			
09			
<b>C. Services Borrower Did Shop For</b>			
01			
02			

Other Costs			
<b>E. Taxes and Other Government Fees</b>			
01	Recording Fees	Deed:	Mortgage:
02			
03			
<b>F. Prepays</b>			
01	Homeowner's Insurance Premium ( mo.)		
02	Mortgage Insurance Premium ( mo.)		
03	Prepaid Interest ( per day from to )		
04	Property Taxes ( mo.)		
<b>G. Initial Escrow Payment at Closing</b>			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	per month for mo.	
03	Property Taxes	per month for mo.	
04			
05	Aggregate Adjustment		
<b>H. Other</b>			
01	Commission	to New Leaf Real Estate	\$ 10,738.75
02	Commission (Deposit Retained)	to Pall Spera Morrisville	\$ 10,738.75
03	May Property Taxes	to Town of Morristown	\$ 2,208.79
04	Seller Attorney Fee	to Sargent Law Office	\$ 750.00
05			
06			
<b>J. TOTAL CLOSING COSTS</b>			\$ 24,436.29



VERMONT DEPARTMENT OF PUBLIC SAFETY  
**DIVISION OF FIRE SAFETY**  
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team  
firesafety.vermont.gov



## CERTIFICATION OF COMPLIANCE

**With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms  
in Single Family Owner-Occupied Dwellings**

This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009  
to comply with the requirements in 9 VSA § 2883(a).  
*All previous forms should be discarded*

Date: _____ Date of Closing: <u>4/6/22</u> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Sale or Transfer	For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit <u>firesafety.vermont.gov</u> or contact the Division of Fire Safety
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Name of Building/Site: _____ Physical Location: <u>82 Brooklyn Street</u> (9-1-1 Address) _____ Name of Seller: <u>Scott Stancliff &amp; Serena Desjarlais</u> Name of Buyer: <u>Genevieve Larocque &amp; Richard Paddock</u>	Street Name and Number, City/Town, Zip Code
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SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATIONAL
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling.  Date of Installation or Manufacture Date _____	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling.  Date of Installation or Manufacture Date _____	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.

CERTIFICATION FROM THE SELLER			
I/We, <u>Scott Stancliff &amp; Serena Desjarlais</u> the seller(s) of the above described dwelling certify under oath that the above described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law. 9 VSA § 2882			
<u>[Signature]</u> Signature of Seller or legal representative	<u>4/6/22</u> Date	<u>[Signature]</u> Signature of Seller or legal representative	<u>4/6/22</u> Date

ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION			
We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not operable. <input checked="" type="checkbox"/> _____ Signature of Buyer or legal representative			
<u>4/6/2022</u> Date	<u>[Signature]</u> Signature of Buyer or legal representative	<u>4/6/22</u> Date	

**TRUST ACCOUNT RELEASE REQUEST**

DATE: April 4, 2022

AMOUNT IN TRUST: \$ 2,000.00

BUYER'S NAME(S): Richard Paddock

Genevieve Laroque

SELLER'S NAME(S): Scott Stanciff

Serena Desjarlais

PROPERTY ADDRESS: 82 Brooklyn St

Morristown, VT 05661

PAYEE NAME: PSCO

CLOSING DATE: April 6, 2022

INTEREST BEARING ACCOUNT?

       YES

  ✓   NO

SELLING AGENT: Monica Leath

PALL SPERA COMPANY REALTORS LLC  
TRUST ACCOUNT

PO BOX 607  
MORRISVILLE, VT 05661

1409

58-110/116  
4

DATE

4.4.22

PAY  
TO THE  
ORDER OF

Pall Spera Co.

\$ 2,000-

Two thousand 00/100

DOLLARS



**Union Bank**

www.UnionBankVT.com  
65 Northgate Plaza, Morrisville, VT 05661  
Member FDIC

FOR *Stancliff to Laogee*

*John Surand*

MP

⑈001409⑈ ⑆01601100⑆ ⑈17 492 0⑈

105043

105043

NUMBER

58-102/116

PADDOCKKRICHARD2

Commission (Deposit Retained)

AMOUNT

DATE

—Eight Thousand Seven Hundred Thirty Eight and 75/100

\$ \*\*\*\*\*8,738.75

April 6, 2022

VOID AFTER 90 DAYS

PAY  
TO THE  
ORDER  
OF  
Pall Spera Morrisville  
PO Drawer 507  
Morrisville, VT 05661



*Al Dubauk*  
AUTHORIZED SIGNATURE

3 20 1 7 3 1 6 0 1 1

105043 1016010291

BAUER GRAVEL FARNHAM, LLP / REAL ESTATE IOLTA ACCOUNT  
COLCHESTER, VERMONT 05446

105043

105043

Buyer/Borrower: Paddock & Larocque  
Seller: Scott Stanciff/Serena Desjarlais  
Lender: Fairway Independent Mortgage Corporation  
Property: 82 Brooklyn Street/Morrisville VT 05661 /  
Settlement Date: April 6, 2022  
Disbursement Date: April 6, 2022  
Check Amount: \$ 8,738.75

Pay To: Pall Spera Morrisville

For:

Commission (Deposit Retained)  
Commission \$10,738.75  
Less deposit retained \$2,000.00

9610504823

Closer/Responsible Party: tcd

SF-4001HG-1

SafeGuard

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CCW35X0010000 B21SF010471



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Personal



Business

## Transaction Receipt

All items accepted are subject to the terms of your account agreement with us. Please retain this receipt with your banking records.  
**Deposits may not be available for immediate withdrawal.**

TR#15 351-35105 04/07/2022 11:10 AM  
A136C92  
XXXXXX6472 CK Deposit \$10,738.75

Member FDIC SD-0585/21